

Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevelop>



Development Review Committee Meeting **November 28, 2005**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Dale Parrett-Public Works, Barry Ginn-Barrineau Ginn & Associates, Rolland Shrewsbury-Environmental Health, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Mike Springstead-Springstead Engineering, Terry Neal-Attorney, and Alysia Akins-Secretary.

The meeting convened at 2:07 P.M.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from November 14, 2005. Mr. Springstead seconded the motion and the motion carried.

OLD BUSINESS:

VOS: Unit 147 – Request to Modify Access

Ron Grant, Grant and Dzuro, was present and requesting to modify the current access for Unit 147. Mr. Grant stated the access to the Financial Center for Unit 147 residents needs to be eliminated due to traffic issues. There are currently two connections along O'Dell Circle with an emergency access on Buena Vista Boulevard for the surrounding units and villas. There are approximately 1000 lots located in the general area. There are emergency accesses provided through the golf courses. There is a dedicated transportation trail across one of the golf courses. Mr. Grant stated he had a letter submitted by the county's traffic engineer stating the two accesses from O'Dell Circle and Buena Vista Boulevard should be sufficient. Utilizing an emergency exit with a crash gate through the Financial Center was discussed. There is room between the houses for emergency access, if needed.

Mr. Springstead moved to recommend approval of the access modification due to traffic issues, subject to receipt of the county's traffic engineer's memo in support of the existing accesses being sufficient. Mrs. Webb seconded the motion and the motion carried.

NEW BUSINESS:

VOS: Audrey Villas – Major Development – Engineering Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 76-unit subdivision. Engineering comments were discussed regarding the perimeter wall shown in the visitor parking area, which will be utilized for screening purposes. All regulatory agency permits need to be submitted.

Mr. Springstead moved to approve the engineering plans, subject to all comments being addressed. Mr. Parrett seconded the motion and the motion carried.

Natural Resources of Central Florida – Operating Permit

Cary Cohrs, Natural Resources of Central Florida, was present and requesting an operating permit for a cement plant.

Mrs. Webb moved to table this request until December 5, 2005, in order for a sufficiency review to be completed by staff. Mrs. Keenum seconded the motion and the motion carried.

Mr. Springstead excused himself at 2:27 PM.

Bedrock Resources/Natural Resources of Central Florida/Dixie Lime and Stone – Road Improvements to C-470 and Rinker Materials – Road Improvements to C-48

Chris Germana - Kimley-Horn and Associates, Inc. representing Rinker Materials, Darryl Lanker - Bedrock Resources, and Cary Cohrs - Natural Resources of Central Florida, were all present to discuss the necessary road improvements to C-48 and C-470. The needed road improvements along C-470 are due to three mines being in existence within a close proximity. The improvements on C-48 are due to construction of a cement block plant by Rinker Materials. Mr. Germana informed the committee Rinker Materials was in favor of option #4. This option is included in the traffic study materials regarding the C-48 road improvements submitted by Tindale-Oliver, county's traffic engineer. Option #4 allows displacing the decel lane/turn lane prior to CR 745 and providing additional cue storage on the project site. A westbound left turn lane at the Rinker site was discussed. Adequate lane length needed to CR 745 was also discussed. Public Works agrees Option #4 would be the safest configuration for C-48. The construction proposal and time frame for Public Works regarding periodic inspections for signage was discussed. Mr. Parrett is the key contact person for Public Works regarding these types of projects.

Mr. Ginn moved to recommend approval of Option #4 in the traffic study materials submitted by Tindale-Oliver regarding road improvements for C-48 at Rinker Materials. Mr. Parrett seconded the motion and the motion carried.

The needed improvements to C-470 included in the traffic study were discussed. Eastbound and westbound turn lanes are required. The close proximity of Natural Resources and Bedrock Resources was discussed. Required cue storage was also discussed. Acceleration lanes are not required. There is approximately 3000' of separation from each mining facility along C-470. The Metropolitan Planning Organization for Lake and Sumter counties is discussing possible funding with the state for planned improvements to C-470, but are only in the preliminary stages of discussion. There are no plans for improvements by the county at this time. The required turn lanes would need to be implemented prior to issuing the Certificate of Occupancy for Natural Resources cement plant. Peak hour traffic along C-470 was discussed. Mr. Cohrs recommended the required turn lane length be shortened. Truck loads, speed acceleration, and traffic speed were discussed. The required cue length and decel length for the turn lanes were discussed. Natural Resources is willing to implement whatever is required, but recommends further research be done during peak hour traffic regarding shortening the cue length. Mr. Ginn stated he felt the required lane lengths are justified, but agreed to research Mr. Cohr's concerns regarding the decel lane length with the traffic engineer and Public Works. Mr. Lanker had concerns regarding the information provided in the traffic study for inbound traffic from the west. His concerns will also be discussed with the traffic engineer, Public Works, and Mr. Ginn. The proposed timeframe for completion of the improvements was discussed. The turn lanes are a requirement for Natural Resources Operating Permit renewal. The estimated costs for road improvements were discussed. Mr. Ginn and Mr. Parrett will bring the results of their meeting with the traffic engineer to discuss the applicants' concerns to the committee on December 5, 2005.

Mrs. Webb moved to table the road improvements to C-470 until December 5, 2005. Mr. Ginn seconded the motion and the motion carried.

The next meeting is scheduled for December 5, 2005.

Mrs. Webb moved to adjourn. Mr. Parrett seconded the motion and the motion carried.
Meeting adjourned at 3:02 PM.